

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 12, 1967

Appeal No. 9181 Andrew D. Bryant, A.I.A., appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on April 18, 1967.

ORDERED:

That the appeal for variance of the requirements of Section 3301.5 (street frontage) to permit subdivision of lot and erection of two single-family dwellings at the intersection of East Beach Drive and Verbena Street, N.W., lot 808, Square 2763, be denied.

FINDINGS OF FACT:

1. The appellant's property is located in an R-1-A District.

2. The appellant proposes to subdivide a lot 105 feet by 180 feet into two lots having areas of 8,463 and 8,637 square feet, respectively. Lot number 1 would have a 25-foot frontage on Verbena Street, and lot number 2 would have a frontage on Verbena Street of 20 feet; further, lot number 2 would be approached by a narrow length of land parallel to the easterly property line 8 feet in width entering Verbena Street in an arc 20 feet in diameter.

3. Zoning Regulations provide that, "Each lot created after the effective date of this paragraph and to be used and occupied by a one-family detached dwelling, one-family semi-detached dwelling, community-house or row dwelling shall have a street frontage measured along the street a distance equal to at least 40 percent of the required minimum width of lot and in no case less than 14 feet."

4. A number of residents appeared to oppose this application. Their principal contention was that the area is not suitable for locating two houses. The creation of two lots would destroy the single family appearance of the area and it would present an unattractive view of two driveways at the intersection of Verbena Street and East Beach Drive.


OPINION:

The Board is of the opinion that the appellant has not shown a sufficient hardship by reason of exceptional topographical conditions or other extraordinary or exceptional situation of the property to warrant a variance of the lot width and frontage on the street. There is no reason why this property cannot be used in accordance with the Zoning Regulations. The Board therefore denies this request for variance.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:


CHARLES E. MORGAN
Secretary of the Board